150.0	0004	0004.A	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	839,800 / 839,800
					USE VALUE:	839,800 / 839,800
					ASSESSED:	839,800 / 839,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
98		ROBBINS RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ZIELINSKI LUKASZ J ETAL/ TRUSTEES	
Owner 2:	LUKASZ J ZIELINSKI & MALGORZAT	
Owner 3:	FRAJNT-ZIELINSKA REVOCABLE FAM	
Street 1:	98 ROBBINS RD	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA Cntry:	Own Occ: Y
Postal:	02476	Type:

PREVIOUS OWNER

Owner 1:	ZIELINSKI LUKASZ J -
Owner 2:	FRAJNT-ZIELINSKA MALGORZATA -
Street 1:	98 ROBBINS RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 6,300 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1951, having primarily Vinyl Exterior and 2014 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	4	Rolling
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6300.000	352,600		487,200	839,800
Total Card	0.145	352,600		487,200	839,800
Total Parcel	0.145	352,600		487,200	839,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 416.98 | /Parcel: 416.9

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	99146
GIS Ref	
GIS Ref	
Insp Date	03/09/18

!11750!

PREVIOUS ASSESSMENT

Parcel ID: 150.0-0004-0004.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	352,600	0	6,300.	487,200	839,800	839,800	Year End Roll	12/18/2019
2019	101	FV	251,400	0	6,300.	456,800	708,200	708,200	Year End Roll	1/3/2019
2018	101	FV	197,300	0	6,300.	377,600	574,900	574,900	Year End Roll	12/20/2017
2017	101	FV	197,300	0	6,300.	347,100	544,400	544,400	Year End Roll	1/3/2017
2016	101	FV	197,300	0	6,300.	316,700	514,000	514,000	Year End	1/4/2016
2015	101	FV	192,100	0	6,300.	310,600	502,700	502,700	Year End Roll	12/11/2014
2014	101	FV	192,100	0	6,300.	288,700	480,800	480,800	Year End Roll	12/16/2013
2013	101	FV	192,100	0	6,300.	274,700	466,800	466,800		12/13/2012

PRINT

Date	Time
12/11/20	01:53:17

LAST REV

Date	Time
11/06/20	11:27:04
mmcmakin	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 11750

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ZIELINSKI LUKAS	75863-161	1	10/13/2020	Convenience	1	No	No		
OCONNELL DANIEL	70940-326		4/30/2018		887,000	No	No		
NIGRO ANTOINETT	46675-20		12/16/2005		345,000	No	No		
	11820-531		4/11/1970		99	No	No		N

USER DEFINED

Prior Id # 1:	99146
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/5/2018	238	Alterati	2,000	C				
6/29/2009	534	Addition	125,000	C				2ND FLOOR W/ATTIC
12/29/2006	1123	Inter Fi	5,000			G8	GR FY08	finish interior of
10/24/2006	918	Addition	27,700			G8	GR FY08	
9/27/1996	485	Manual	8,000					FOUNDATION REPAIRS

ACTIVITY INFORMATION

Date	Result	By	Name
3/9/2018	MEAS&NOTICE	HS	Hanne S
2/24/2018	MEAS&NOTICE	HS	Hanne S
3/28/2009	Inspected	201	PATRIOT
12/22/2008	Measured	372	PATRIOT
9/23/2008	Fieldrev-Chg	BR	B Rossignol
4/13/2006	MLS	MM	Mary M
11/19/1999	Meas/Inspect	272	PATRIOT
7/23/1993		MF	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6300		Sq. Ft.	Site		0	80.	0.97	9									487,202						487,200	

Total AC/HA:	0.14463	Total SF/SM:	6300	Parcel LUC:	101	One Family	Prime NB Desc:	Brackett	Total:	487,202	Spl Credit		Total:	487,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	05 - Garrison		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	9 - Crawl Space		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1951	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G11	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	6 - Ceramic Tile	25	%
Bsmnt Flr:			
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.17135048
Const Adj.:	1.01250005
Adj $ / SQ:	160.109
Other Features:	83207
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	433201
Depreciation:	80575
Depreciated Total:	352625

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	2	HB	

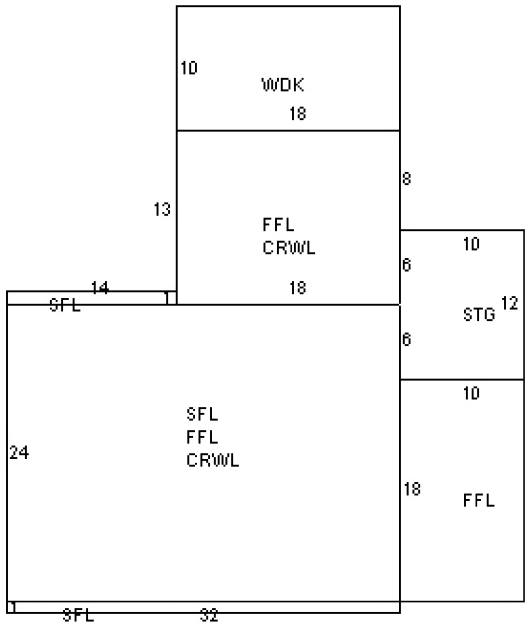
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	160.11
Special Features:	0	Val/Su Net:	105.76
Final Total:	352600	Val/Su SzAd	175.07

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,200	160.110	192,131
CRWL	Crawl Space	1,020	24.020	24,497
SFL	Second Floor	814	160.110	130,329
WDK	Deck	180	11.700	2,106
STG	Storage	120	7.760	932

Net Sketched Area:	3,334			Total:	349,995
Size Ad	2014	Gross Are	3334	FinArea	2014

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

150.0-0004-0004.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
1	Metal Shed	D	Y	1	9x7	A	AV	2000	0.00	T	15.2	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc